

I hereby certify that on this 27th day of March, in the year nineteen hundred and twenty five before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, duly commissioned and qualified, personally appeared Samuel G. Duvall and Henrietta R. Duvall, his wife, Albert R. Willis and Anna R. Willis, his wife, Ada R. Dutrow, Fannie R. Dutrow, Samuel P. Dutrow, Richard A. J. Dutrow, Agnes Cort Dutrow, his wife, and Matie L. Dutrow, and did each acknowledge the aforesaid deed to be their respective act and deed.

Witness my hand and seal Notarial the day and date above written.



J. Travors Thomas  
Notary Public.

352/314

Placing of Deed  
in the Office  
November 28, 1921

At the request of Charles L. Semm the following deed was received for record and recorded March 31, 1925 at 11:45 o'clock, A.M. \$ .50

TEST: Eli G. Hough, Clerk.

THIS DEED, made this 7th day of November, 1924, by us, William M. Storm, and Homer D. Kepler, Trustees in No. 10,989 Equity, in the Circuit Court for Frederick County.

WHEREAS; by a decree of the Circuit Court for Frederick County, wherein Little R. Cronise is Complainant and John Cronise, et al., are defendants and wherein William M. Storm, and Homer D. Kepler, were appointed trustees to sell the real estate decreed to be sold; and

WHEREAS; the said William M. Storm and Homer D. Kepler, having qualified, as such trustees by filing bond to the State of Maryland with sureties, and did pursuant to said decree advertise said real estate to be sold at public sale at the Court House door in Frederick City, Frederick County, Maryland, on the 6th day of October, 1924, and then and therewith the hereinafter described parcel of land with the improvements thereon to Charles L. Semm, at and for the sum of One hundred forty four (\$144.00) dollars, which sale was duly reported to, and filed by the clerk of the Circuit Court for Frederick County and the purchase money fully paid all of which will appear by reference to the proceedings in No. 10,989 Equity, on the Equity docket to said Court.

Now, therefore, in consideration of the premises and the further sum of Ten (\$10.00) dollars, we, the said William M. Storm and Homer D. Kepler, Trustees, in No. 10989 Equity, do hereby grant and convey unto the said Charles L. Semm, all the right, title and interest of all the parties to said equity cause, in and to the three parcels of real estate described in the advertisement of sale in the equity cause and being more particularly described as follows:

Being lot No. 3 part of a tract of land called "Boggs Hall" and part of a tract of land called "Boggs Farm" containing about one acre, more or less, it being the same property which was devised to the said James Boggs by William W. Kolb, Testudary Legatee by the last will and testament of James Boggs, the 1884, and said will being recorded in Liber B. L.No. 1, folio 145, etc., one of the Testudary records for Frederick County, Maryland, and being the same property which was conveyed to the said William Kolb by Thomas H. O'Neal and Emeline H. O'Neal his wife, by deed dated the 8th day of August, 1859, and recorded in Liber B. G.P. No. 6, folio 165, etc., one of the Land records for Frederick County, Maryland, as by reference to the said records will more fully and at large appear.

And being the same parcel of land that was conveyed to Charles L. Cronise by David Kolb, et. al., by deed dated the 22d day of May, 1892, and recorded in Liber J.L.J. No. 1, folio 535, etc.